



**REGULAR PLANNING COMMISSION MEETING
NEW BRAUNFELS CITY HALL, CITY COUNCIL CHAMBERS
550 LANDA STREET
WEDNESDAY NOVEMBER 7, 2018
IMMEDIATELY FOLLOWING THE WATER & WASTEWATER
IMPACT FEE COMMITTEE MEETING WHICH BEGINS AT 6:00 P.M.**

AMENDED AGENDA

- 1) CALL TO ORDER**
- 2) REQUEST ALL PHONES AND OTHER DEVICES BE TURNED OFF, EXCEPT EMERGENCY ON-CALL PERSONNEL.**
- 3) ROLL CALL: PLANNING TECHNICIAN**
- 4) APPROVAL OF MINUTES**

October 3, 2018 Regular Meeting

5) CITIZENS COMMUNICATION

This time is for citizens to address the Planning Commission on issues and items of concern not on this agenda. There will be no Planning Commission action at this time.

6) CONSENT AGENDA

All items listed below are considered to be routine and non-controversial by the Planning Commission and will be approved by one motion. There will be no separate discussion of these items unless Planning Commissioner or citizen so requests, in which case the item will be removed from the consent agenda and considered as part of the normal order of business.

- a) PL-18-106** Approval of the preliminary plat for the Rueckle Commercial Subdivision.
(Applicant: HMT; Case Manager: M. Greene)
- b) PL-18-118** Approval of the preliminary plat for Lily Springs Units 3, 4 and 5.
(Applicant: KFW; Case Manager: H. Mullins)
- c) PL-18-127** Approval of the final plat for Creekside Farms Unit 3
(Applicant: HMT / SA Kosta Browne, LTD.; Case Manager: H. Mullins)
- d) PL-18-128** Approval of the preliminary plat for Creekside Farms Unit 4
(Applicant: HMT / SA Kosta Browne, LTD.; Case Manager: H. Mullins)
- e) PL-18-132** Approval of the final plat for Titan Industrial Park, Unit 3.
(Applicant: Kevin Reid, Titan; Case Manager: M. Greene)

7) INDIVIDUAL ITEMS FOR CONSIDERATION

- a)** Update on development drainage maintenance requirement improvements.
(Presenter: Melissa Reynolds, Assistant City Engineer)
- b)** Presentation on proposed amendments to Sections 114-98 and 118-46 of the Code of Ordinances
(Presenter: Garry Ford, City Engineer)

- c) Discuss and consider the removal of the left turn lane on S. Kowald Lane at Cool Breeze
(Presenter: Garry Ford, City Engineer)
- d) **CS-18-013** Public hearing and recommendation to City Council regarding an exchange of extraterritorial jurisdiction (ETJ) between the City of New Braunfels, Texas and the City of Seguin, Texas. (Presenter: Christopher Looney)
- e) **PZ-18-031** Public hearing and recommendation to City Council regarding the proposed rezoning from "R-1" Single-Family District to "C-1B" General Business District on approximately 3.28 acres consisting of Lot 1A, Block 2, Oak Grove Estates Subdivision Unit 2, located on the southeast corner of the intersection of FM 306 and Oak Knot Drive.
(Applicant: Jerry Trbula; Case Manager: M. Simmont)
The applicant has withdrawn this zone change request.
- f) **PZ-18-035** Recommendation to City Council regarding the proposed rezoning of approximately 2.53 acres consisting of Lot 1A, Block 1, Oak Grove Estates Subdivision Unit 2
(Applicant: Steve Hall; Case Manager: M. Simmont)
The applicant has requested postponement of this request to December 4, 2018.
- g) **PZ-18-038** Public hearing and recommendation to City Council regarding the proposed zoning of 151 acres out of the Sarah Dewitt Survey A103, located at the southeast corner of FM 1044 and West Klein Road to "C-1B" General Business District.
(Applicant: City of New Braunfels; Case Manager: H. Mullins)
- h) **PL-18-101** Discuss and consider the master plan for Morningside Hills Subdivision.
(Applicant: Pape; Case Manager: M. Simmont)
- i) **PL-18-116** Discuss and consider the final plat for Zipp Compound
(Applicant: HMT / Terrence Powell; Case Manager: M. Greene)
- j) **PL-18-120** Discuss and consider the master plan for Habitat for Humanity
(Applicant: Urban Civil / Scott Horowitz; Case Manager: M. Simmont)
- k) **PL-18-119** Discuss and consider the final plat for Habitat for Humanity Phase 1
(Applicant: Urban Civil / Scott Horowitz; Case Manager: M. Simmont)
- l) **PL-18-129** Discuss and consider the final plat for Creekbend Drive
(Applicant: HMT / CRP/AOG Creekside Owner, L.P.; Case Manager: M. Greene)

8) **DIRECTOR'S REPORT**

- a) Discuss 2019 Annual Planning Commission Calendar.

CERTIFICATION

I hereby certify that the above Notice of Meeting was posted on the bulletin board at New Braunfels Municipal Building, New Braunfels, Texas, on November 3, 2018, at 1:00 p.m.

Patrick Aten, City Secretary

NOTE: Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at 830-221-4010 at least two (2) work days prior to the meeting so that appropriate arrangements can be made. The Planning Commission reserves the right to retire into executive session concerning any of the items listed on this Agenda whenever it is considered necessary and legally justified under the Open Meetings Act.